

061.A

0003

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

268,200 / 268,200

268,200 / 268,200

268,200 / 268,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: C8

Owner 1: WANG ROBERT T & KATHY K/TRS

Owner 2: WANG REALTY TRUST

Owner 3:

Street 1: 402 HEATHER RD

Street 2:

Twn/City: LYNNFIELD

St/Prov: MA Cntry Own Occ: N

Postal: 01940 Type:

PREVIOUS OWNER

Owner 1: WANG ROBERT T & KATHY K -

Owner 2: -

Street 1: 6 ALDERNEY WAY

Twn/City: LYNNFIELD

St/Prov: MA Cntry

Postal: 01940

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

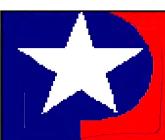
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	268,200			268,200		127204
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17


Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	127204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	268,200	0	.	.	268,200		Year end	12/23/2021
2021	102	FV	264,400	0	.	.	264,400		Year End Roll	12/10/2020
2020	102	FV	256,900	0	.	.	256,900	256,900	Year End Roll	12/18/2019
2019	102	FV	234,200	0	.	.	234,200	234,200	Year End Roll	1/3/2019
2018	102	FV	193,400	0	.	.	193,400	193,400	Year End Roll	12/20/2017
2017	102	FV	179,800	0	.	.	179,800	179,800	Year End Roll	1/3/2017
2016	102	FV	176,200	0	.	.	176,200	176,200	Year End	1/4/2016
2015	102	FV	154,900	0	.	.	154,900	154,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG ROBERT T &	63286-28		2/19/2014	Convenience		1	No	No	
	13840-330		11/19/1979		34,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/19/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 3.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0										
1st Res Grid	Desc: Line 1	# Units 1																																																	
Level	FY LR DR D K FR RR BR FB HB L O																																																		
Other																																																			
Upper																																																			
Lvl 2																																																			
Lvl 1																																																			
Lower																																																			
Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																																															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																														
Foundation: 1	- Concrete			A 3QBth:	Rating:																																														
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																																														
Prime Wall: 7	- Brick			A HBth:	Rating:																																														
Sec Wall:				OthrFix:	Rating:																																														
Roof Struct: 2	- Hip			OTHER FEATURES																																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																																														
Color: BRICK				A Kits:	Rating:																																														
View / Desir: 2ND - 2ND FLOOR				Fpl: 0	Rating: Average																																														
GENERAL INFORMATION				WSFlue:	Rating:																																														
Grade: C	- Average			CONDOS INFORMATION																																															
Year Blt: 1962	Eff Yr Blt:			Location: F	- Front																																														
Alt LUC:	Alt %:			Total Units:																																															
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor																																														
Const Mod:				% Own: 0.657700002																																															
Lump Sum Adj:				Name: 9 - 6021																																															
INTERIOR INFORMATION				DEPRECIATION																																															
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %																																											
Prim Int Wal 2	- Plaster			Functional:				%																																											
Sec Int Wall:				Economic:				%																																											
Partition: T	- Typical			Special:				%																																											
Prim Floors: 4	- Carpet			Override:				%																																											
Sec Floors:				Total:	30.6 %																																														
Bsmnt Flr:				CALC SUMMARY																																															
Subfloor:				Basic \$ / SQ: 325.00																																															
Bsmnt Gar:				Size Adj.: 1.40090084																																															
Electric: 3	- Typical			Const Adj.: 1.16654992																																															
Insulation: 2	- Typical			Adj \$ / SQ: 531.122																																															
Int vs Ext: S				Other Features: 32733																																															
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																																															
# Heat Sys: 1				NBHD Mod:																																															
% Heated: 100				LUC Factor: 1.00																																															
Solar HW: NO	Central Vac: NO			Adj Total: 386460																																															
% Com Wal	% Sprinkled			Depreciation: 118257																																															
				Deprecated Total: 268203																																															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:			COMPARABLE SALES																																										
Make:									Rate	Parcel ID	Typ	Date	Sale Price																																						
Model:																																																			
Serial #:																																																			
Year:																																																			
Color:																																																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0003-0008.0																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																		
IMAGE																																																			
AssessPro Patriot Properties, Inc																																																			
More: N	Total Yard Items:			Total Special Features:			Total:																																												